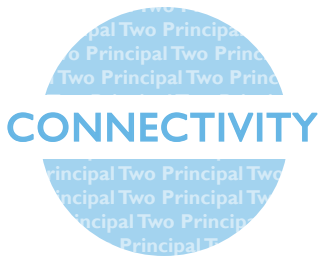




The City of Aiken will grow in an orderly and efficient manner that enhances equity and strengthens the local economy while preserving Aiken’s unique character.

1. Prepare and implement an annexation plan with the goal of incorporating all “donut holes” and immediately adjacent neighborhoods and commercial areas into the City, with a priority focus on areas that are connected to municipal utility services.
2. Adopt and enforce utility extension policies that are firm in their requirement for annexation upon the receipt of services from the or upon meeting all legal requirements for qualification for annexation.
3. Prepare small area plans for each distinct area of the city to provide detailed land use and development character guidance for each of the city’s neighborhoods and commercial activity areas. The highest priority for plan development and updates should be given to areas experiencing the greatest growth pressure. These area-specific plans should be reviewed and updated following each major review and update of the Comprehensive Plan.
4. Prepare a long range utility plan that defines the extent of planned water and sewer extensions and the timing of capacity improvements. Ensure that the utility plan is consistent with the long-range transportation plan and other infrastructure planning documents and the City’s Capital Improvement Plan.
5. Jointly plan with Aiken County to define, on a periodic basis, an “urban growth area” for the City of Aiken, within which Aiken County would defer rezoning property to suburban or urban densities without the agreement of the City.
6. Review and revise the City’s zoning ordinance, zoning map and subdivision regulations to ensure that the regulatory environment meets the City’s goals for facilitating high quality growth.
7. Utilize development agreements, tax increment financing, and similar instruments to finance necessary infrastructure improvements to facilitate growth while limiting the financial impact on the city.
8. Require impact assessments for major development projects that utilize standardized formulas to assess the cost of mitigating impacts to municipal infrastructure and require developers of such projects to contribute to those costs.



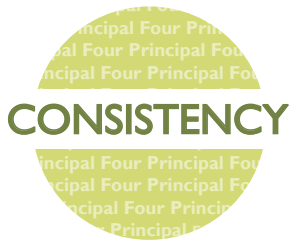
The City of Aiken will be a community with strong physical, social and economic connections that tie the community together and reinforce a sense of shared responsibility, pride and ownership of the city as a whole.

1. Develop a plan to provide city-wide pedestrian and bicycle connections via the parkways, trails, multi-use paths, bike lanes and sidewalks throughout the city, with a focus on connecting schools, parks, residential neighborhoods and primary commercial areas.
2. Preserve and protect Aiken's historic structures, sites and other cultural resources to enhance the connection between the city's past and present.
3. Encourage programmatic connections between USC Aiken and Aiken Regional Medical Center in order to enhance Aiken's education and medical sectors.
4. Encourage workforce development programs between Aiken Technical College, USC Aiken, Aiken Public Schools, SRS and other industrial interests in the area.
5. Develop partnerships for programming and events that improve connections between USC Aiken and the community as a whole.
6. Partner with Aiken County and SCDOT to plan for and implement improvements to the US Highway I corridor from I-20 to the city limits with a goal of developing a unified, functional, and aesthetically appealing entryway into the City.
7. Prepare and implement a collector street plan to establish alternate transportation routes for vehicular traffic through the city and between major employment centers, commercial nodes and residential neighborhoods to improve connectivity and alleviate congestion.
8. Expand community branding initiatives outside of their traditional areas of application, such as downtown and the historic areas of the city to reinforce a shared identity.



The City of Aiken will embrace and facilitate the positive transformation of the community through compatible growth, redevelopment, and expansion of economic opportunity.

1. Review and realign the zoning map to ensure consistency with the city's development goals and reduce regulatory and procedural barriers to growth.
2. Adopt and utilize economic incentives and other policies to help focus development and redevelopment activity into areas of the city that are primed for transformation.
3. Collaboratively work with property owners and interested developers within key transition areas to develop plans for public/private partnerships for investing in infrastructure to help facilitate development.
4. Prioritize the creation of detailed master plans for the following areas: the Whiskey Road Corridor, the USC Aiken / Medical Campus area, the intersection of US 1 and Highway 118, and update the Old Aiken Master Plan to address the ongoing growth and expansion of the downtown commercial core.
5. Work with economic development interests to identify and preserve future industrial sites for their highest and best use.
6. Develop incentives for the reuse and repurposing of legacy commercial sites and shopping centers along the city's major road corridors.
7. Continue to implement design regulations in the historic portions of the city to ensure that the aesthetic quality of the city's historic downtown and neighborhoods are not negatively impacted by redevelopment activity.
8. Continue to support the development of new residential units in the downtown core and along the periphery of downtown through incentive based programs and a favorable regulatory environment.



The City of Aiken will develop and implement policies, programs, and regulations that ensure the consistent and equitable delivery of services, quality of development and availability of municipal infrastructure throughout the city.

1. Coordinate with Aiken County to adopt and enforce development regulations that standardize key elements of the character of future development along major road corridors leading into the City of Aiken.
2. Enhance the City's development regulations to ensure that requirements for high-quality development are generally applicable throughout the City instead of being narrowly, inconsistently or subjectively applied to individual sites as they are developed.
3. Conduct an audit of the provision of City services, with a particular focus on ensuring that businesses and residences located outside of the City are not receiving services, such as solid waste collection, which they are not paying for.
4. Conduct an audit of the city policies that affect businesses to ensure that regulations are equitable and promote the city's economic development goals.
5. Ensure that investments and funding for resident oriented services, such as park development and recreational programs, are distributed throughout the city in a manner that equitably reaches the entire community.



The City of Aiken will be a community that is balanced in all respects, including demographically, economically, and in its approach to growth and the environment.

1. Reduce regulatory / procedural barriers and implement development incentives as part of the review and revision of the Zoning Ordinance with the goal of encouraging and supporting a mix of housing types throughout the city that meets the needs of a population that is diverse in terms of age, family structure and income.
2. Develop and implement a marketing plan aimed at diversifying the mix of new residents who are attracted to move to Aiken, with a goal of increasing the population of young families and professionals.
3. Adopt policies and incentives to encourage downtown business growth in sectors that will contribute to its vibrancy, with a particular focus on extending the period of activity downtown later into the evening.
4. Encourage community-wide events that appeal to multiple demographics including students, young professionals, families, and retirees.
5. Continue to direct resources towards parks and recreation programming that fulfills the needs of to residents of all ages and abilities.
6. Collaborate with economic development interests to assess the diversity of the local economic base and work to identify and recruit emerging industries and economic sectors that will ensure that the local economy is sufficiently diversified to withstand market downturns and respond to changing economic trends.
7. Develop a “green infrastructure” plan that assesses the conditions of the city’s natural assets, with a particular focus on issues related to stormwater runoff.
8. Continue to support the local equestrian culture and associated economic activity through the unique services, regulatory environment and infrastructure investments that are necessary for it to thrive as an integral part of the city.
9. Prepare a plan for the ongoing utilization and maintenance of the City’s parkways with a focus on balancing the competing needs and desires of each neighborhood and commercial corridor for the future use and aesthetic of the parkways in their area.



The City of Aiken will invest its resources in a manner that ensures that its municipal infrastructure, human resources and programs meet both current needs and prepare the city for growth.

1. Provide modern and efficient facilities for all municipal departments and their operations which are also designed to accommodate future growth.
2. Annually review, revise and adopt a capital improvement plan as part of the city's budget to ensure that both municipal infrastructure and major departmental equipment needs are identified, planned for and funded each fiscal year.
3. Utilize regular, recurring, sources of funding to finance anticipated infrastructure maintenance and capital investment needs.
4. Prepare regular assessments of municipal infrastructure to utilize in adjusting the capital improvement plan.
5. Ensure that user fees for municipal services, such as water and sewer, are sufficient to fund known maintenance needs.
6. Seek partnerships with community groups, educational institutions, governmental agencies and commercial ventures to leverage the planned investments by outside groups to support the city's infrastructure needs, such as recreational facilities.
7. Provide funding support to ADPS at a level that is requisite with the department's needs for continuing to provide high quality and efficient services to the city, including maintaining its outstanding ISO fire insurance rating.
8. Prepare assessments of the staffing and technology needs of all city departments to ensure that funding is adequate to fulfill their missions in an efficient manner.